

Eagles Pass

PROJECT NARRATIVE

Introduction:

Eagles Pass is a 16-acre project located at the NEC of Jomax Road and Alma School Parkway. The proposed project will include the development of 21 condominium buildings containing 84 total units in a gated setting.

The property is currently zoned PCC ESL (HD) and is surrounded by residential zoning districts (R1-190 ESL & R1-18 ESL) to the east and south. North and west of the project, zoning categories are primarily commercial (C-2).

This narrative describes a request to consider a preliminary plat for this condominium development site plan, design approval of the architecture, entry monuments, landscaping and wall treatments.

Site Plan:

The site plan for the Eagles Pass project proposes to enter the site across from an existing driveway location for the Four Seasons Resort on Alma School Parkway. A deceleration lane will be constructed on the east side of northbound Alma School just south of the project entry drive in accordance with the "Design Standards and Policies Manual". The interior private drive will be gated just beyond the 50' scenic corridor setback that runs the length of the frontage of Alma School Road. This entry drive will be paved with special cobble style pavers to enhance the entry experience. Homeowners will have 24-hour remote access into the gates. At the back side of this setback will be a horizontally and vertically undulating screen wall that will vary in height from 3' to a maximum of 4' (measured from public street side) and be painted a subtle earth tone with an LRV of 35 or less and not exceed a chroma of 6. The project signage will be affixed directly to this wall as well. On both sides of the entry drive there will be a pedestal integrated with the site walls that will display hand forged bronze eagle sculptures (see attached photo). Directly beyond the gated entry will be a common amenity area that will include a swimming pool, hot tub, shaded structures, and seating areas. Directly in front of the pool area will be another bronze eagle sculpture. North and south of the amenity area, a spine road runs the length of the property with 2 story condo units on both sides terminating at cul-de-sac turn around areas at each end. The southern cul-de-sac will provide

for an emergency access point and crash gate into the commercial parcel located southwest of this project site. Midway down the southern spine road shall be a pedestrian "portal" feature that will allow for walking traffic between Eagles Pass and the future development on this corner. Both the north and south sides of the project will also receive screen walls and supplemental vegetation to further enhance the aesthetics of the project. The screen walls at the south end of the project will be located just beyond the 40' scenic corridor and building setback line.

The existing Reata Wash at the east side of the project boundary will be preserved in place and will be designated as NAOS. A vista corridor easement along the wash shall also be implemented with a minimum width of 80' and a 100' average width.

Natural area open space has been provided for the entire the length of the 50' scenic corridor setback along Alma School Road, the portion of the Reata Wash the bounds the eastern side of the site, and a 40' wide scenic corridor setback exposure onto Jomax Road at the south end. These undisturbed areas reflect the most sensitive portions of the site. NAOS areas have been provided to meet the required amounts as set by the ESL Ordinance. The required NAOS for the site is 5.67 acres. The applicant has provided approximately 5.7 acres of NAOS, which 5.3 acres are to remain undisturbed.

All existing rights of way are to be maintained along Alma School Parkway (30.5') and Jomax Road (30.5') per stipulation 12, Page 3 of zoning case # 105-ZN-1984#2.

Architecture:

The units are two story soft contemporary Santa Fe design, consisting of two and three bedroom units, with dining and living areas, dens, laundry rooms, and two car garages. The buildings will have an interior courtyard entering from the individual driveways, and will also have individual covered patios for each unit off the rear of the homes. The amenity / pool area center will have the same style of architecture but will be limited to a one story structure. It will contain a meeting room and restrooms for the residents in the community.

Landscape Architecture:

The proposed landscape design theme will compliment the existing native species of the upper Sonoran Desert and will reflect the current ESLO plant palette. Enhancements to the existing vegetation will be made at the project entry, amenity / pool location, areas adjacent to the interior roadways as well as between the new condominium units. Revegetation efforts will be implemented at all exposures of new construction adjacent to NAOS areas. This includes all site walls, retention / detention basins and roadway scarring. Low voltage lighting will be provided near the entry to highlight the project signage and

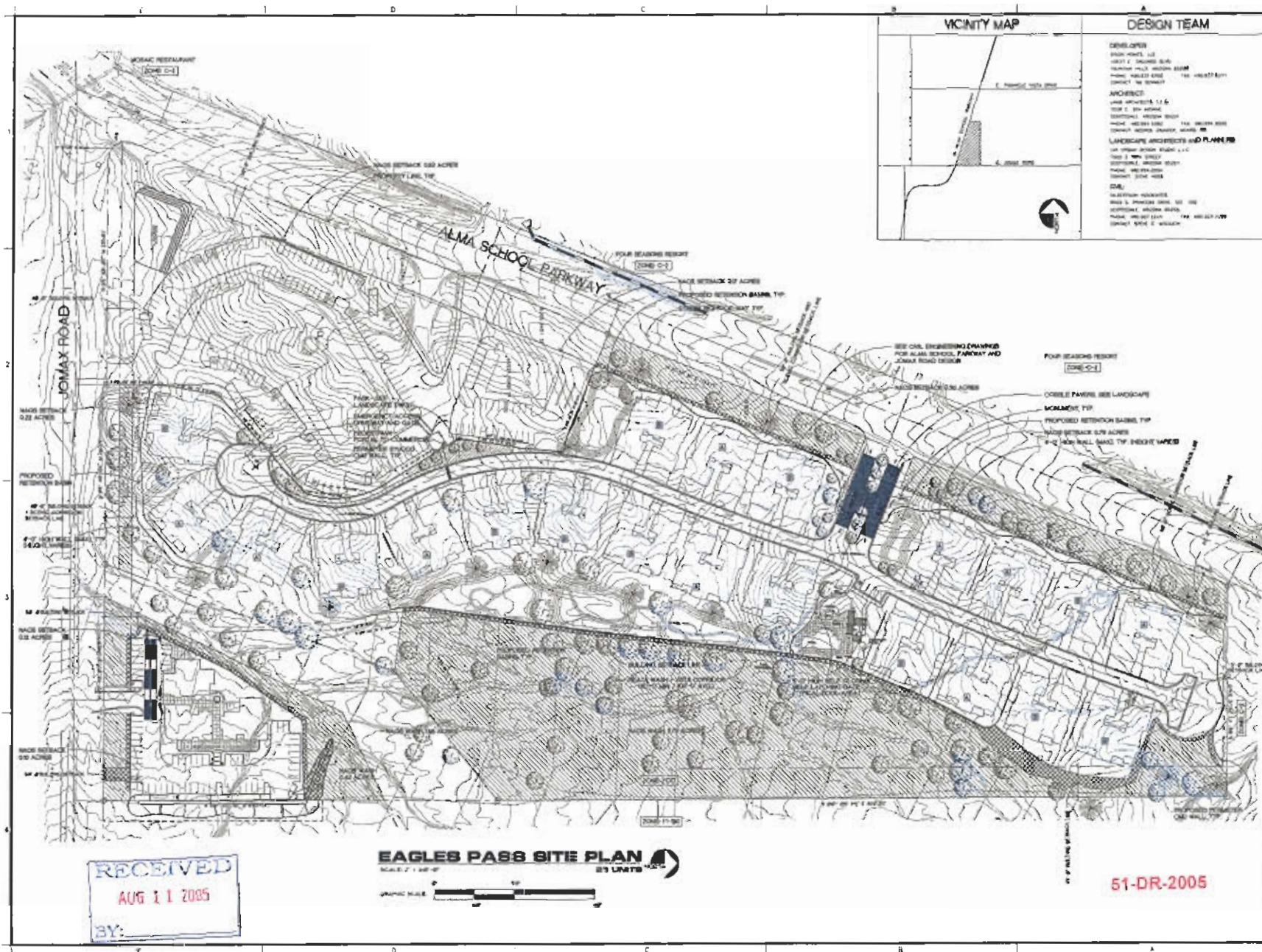
specimen landscaping. Additional low voltage lighting is proposed at the amenity / pool area by lighting the sidewalks and landscape features.

Drainage:

Drainage for the site generally flows from the north to the south. The proposed drainage for this project will consist of carrying excess runoff via overland flow or small storm drains to surface detention basins or underground stormwater storage pipes. Grading will provide a positive outfall to direct stormwater to detention basins / storage pipes and then ultimately to the existing wash being preserved through the site, or to Jomax Road. The detention basins and underground storage pipes used throughout this project will manage peak flows while also providing the 100 year, 2 hour storage required by the city of Scottsdale.

Conclusion:

The Eagles Pass property will provide a unique and high-quality setting for 84 new condominium homes, designed to integrate within the natural environment. A large portion of the site will be set aside for the preservation of open space with large natural buffers between homes and protection of the site's most sensitive lands. It will be a solid addition to the area and will provide the continued sensitive aesthetic common to this part of Scottsdale.



VICINITY MAP

DESIGN TEAM

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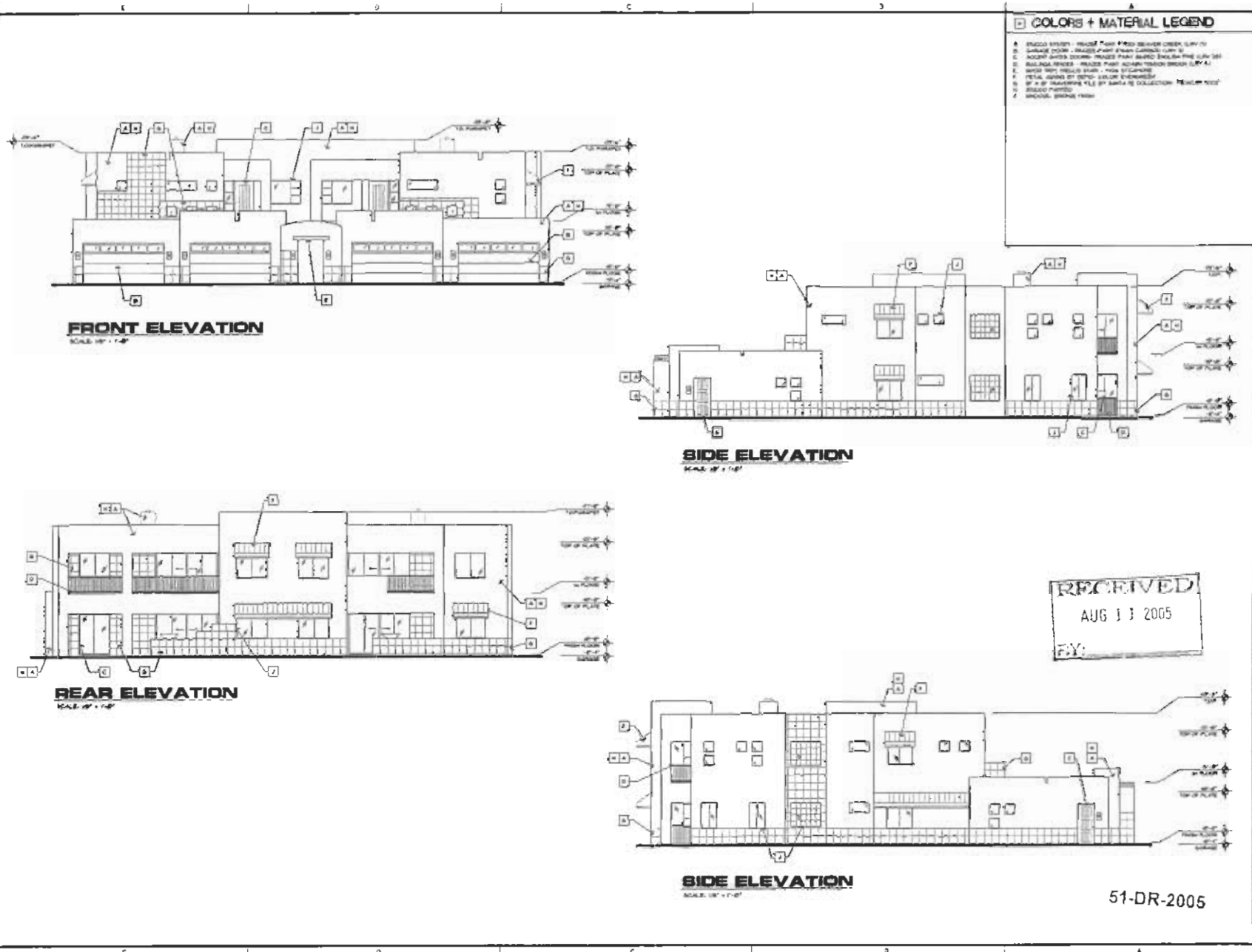
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**EAGLES PASS
ALMA SCHOOL PARKWAY
AND JOMAX ROAD
CONCEPTUAL
SITE PLAN**

PROJECT NO. 51-DR-2005
DATE 8/11/05
DRAWN BY JH
CHECKED BY JH
DATE 8/11/05

A1.0

E:\2256\Calhoun\Drawings\A3.0.dwg



COLORS + MATERIAL LEGEND

- A BRICK SYSTEM - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
- B GARAGE DOOR - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
- C ROOF JOINTS - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
- D BUILDING FINISH - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
- E BRICK WITH BRICK SYSTEM - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
- F BRICK SYSTEM WITH BRICK SYSTEM - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
- G BRICK SYSTEM WITH BRICK SYSTEM - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
- H BRICK SYSTEM WITH BRICK SYSTEM - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
- I BRICK SYSTEM WITH BRICK SYSTEM - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
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- V BRICK SYSTEM WITH BRICK SYSTEM - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
- W BRICK SYSTEM WITH BRICK SYSTEM - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
- X BRICK SYSTEM WITH BRICK SYSTEM - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
- Y BRICK SYSTEM WITH BRICK SYSTEM - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX
- Z BRICK SYSTEM WITH BRICK SYSTEM - BRICK FROM BRICK-BUYER, CRYSTAL CITY, TX

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**EAGLES PASS
ALMA SCHOOL PARKWAY
AND JOMAX ROAD**
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RECEIVED
AUG 11 2005
BY:

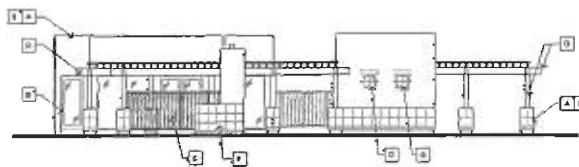
**EAGLES PASS
EXTERIOR
ELEVATIONS
BUILDING A**

REV	DATE	DESCRIPTION

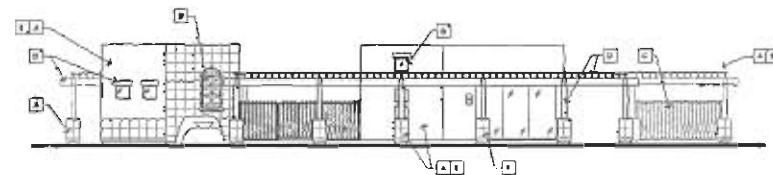
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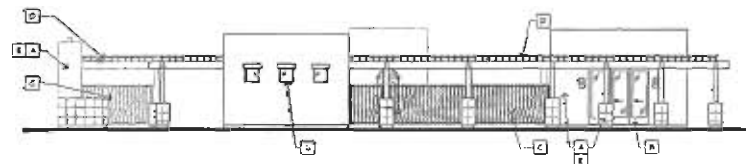
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

■ COLORS + MATERIAL LEGEND

- A EPA STATION - WAGNER PAINT PLANT DELAWARE CREEK, LEBY RD
 B ACCEP. WATER SAMPLES - WAGNER PAINT PLANT DELAWARE CREEK, LEBY RD
 C BALTIMORE STATION - WAGNER PAINT PLANT TOWSON CREEK, LEBY RD
 D WOOD RIVER, MIDDLE STATION - WAGNER PAINT PLANT
 E STODOL PAINTED
 F 10' x 10' PAINTED 10' x 10' PAINTED COLLECTION - WAGNER PAINT PLANT
 G STODOL - STODOL PAINT

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Lambarchitects

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**EAGLES PASS
ALMA SCHOOL PARKWAY
AND JOMAX ROAD
SCOTTSDALE, ARIZONA**

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**EALEB9 PASS
CONCEPTUAL
COMMUNITY BUILDING
EXTERIOR
ELEVATIONS**

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51-DR-2005